

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		OXFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	BROOKS JAMES R &		
Owner 2:	FALLON JESSICA I		
Owner 3:			
Street 1:	98 OXFORD STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	D ANGELO LUIGI /JOANNE/TRS -		
Owner 2:	THE 98 OXFORD ST TRUST -		
Street 1:	37 LOCKELAND ROAD		
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry:	
Postal:	01890		

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Wood Shingle Exterior and 3671 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,802	Spl Credit	Total:	454,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	589,500		454,800	1,044,300
Total Card	0.114	589,500		454,800	1,044,300
Total Parcel	0.114	589,500		454,800	1,044,300
Source: Market Adj Cost	Total Value per SQ unit /Card:			284.46	/Parcel: 284.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	589,500	0	4,950.	454,800	1,044,300	1,044,300	Year End Roll	12/18/2019
2019	104	FV	444,300	0	4,950.	483,200	927,500	927,500	Year End Roll	1/3/2019
2018	104	FV	444,300	0	4,950.	352,500	796,800	796,800	Year End Roll	12/20/2017
2017	104	FV	483,800	0	4,950.	307,000	790,800	790,800	Year End Roll	1/3/2017
2016	104	FV	483,800	0	4,950.	261,500	745,300	745,300	Year End	1/4/2016
2015	104	FV	440,700	0	4,950.	255,800	696,500	696,500	Year End Roll	12/11/2014
2014	104	FV	345,700	0	4,950.	210,300	556,000	556,000	Year End Roll	12/16/2013
2013	105	FV	358,900	0	4,950.	200,100	559,000	559,000		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Inspected	BS	Barbara S
9/30/2017	MEAS&NOTICE	KB	Kevin B
6/18/2014	Info Fm Prmt	PC	PHIL C
4/30/2009	Measured	163	PATRIOT
2/18/2007	MLS	HC	Helen Chinal
10/1/1999	Meas/Inspect	267	PATRIOT
10/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/_

PRINT	
Date	Time
12/10/20	17:41:58
LAST REV	
Date	Time
08/10/20	10:10:58
danam	
2239	

USER DEFINED	
Prior Id # 1:	18368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	18368
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ASR Map:	
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